

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Permission Application

Panel 2
Tuesday, December 12, 2023
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-23/B-00290 & D08-01-23/B-00291
D08-02-23/A-00271 & D08-02-23/A-00272

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owners/Applicants: Tim Sims & Chantal Alarie

Property Address: 100 James Cummings Avenue

Ward: 7 – Bay Ward

Legal Description: Part of Lot 11, Concession 1, Geographic Township of Nepean.

Zoning: R1E

Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels of land to create one new lot for residential development. The existing dwelling will remain.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Committee's consent to sever land.

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00290	19.47 metres	irregular	607.4 square metres	1	102 James Cummings Avenue
B-00291	38.66 metres (Carling Avenue)	irregular	1255.4 square metres	2	100 James Cummings Avenue (existing dwelling)

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00271-272) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

The Owner/Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00271: 102 James Cummings Avenue, Part 1 on 4R-Draft Plan.

- a) To permit a reduced minimum lot width of 19.47 metres, whereas the By-law requires a minimum lot width of 19.8 metres.
- b) To permit a reduced minimum lot area of 607.4 square metres, whereas the By-law requires a minimum lot area of 930 square metres.

A-00272: 100 James Cummings Avenue, Part 2 on 4R-Draft Plan.

- c) To permit a reduced rear yard setback of 0.9 metres, whereas the By-law requires a minimum rear yard setback of 12 metres.
- d) To permit an increased lot coverage of 31%, whereas the By-law permits a maximum lot coverage of 25%.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public

information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: November 29, 2023



Ce document est également offert en français.

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